

**APPENDIX A**

**PUBLIC SERVICES AVAILABILITY LETTERS**



# PROJECT FACILITY AVAILABILITY FORM

SEWER

**S**

Please type or use pen

Sugarbush LP 760-525-8242  
Owner's Name Phone  
P. O. Box 231639  
Owner's Mailing Address Street  
Encinitas CA 92023  
City State Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_  
TASK \_\_\_\_\_  
DATE \_\_\_\_\_ AMT \$ \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment  
☐ Specific Plan or Specific Plan Amendment  
☒ Rezone (Reclassification) from A-70 to S88 zone  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	8	1	1	6	2		05
1	8	1	1	6	2		15
1	8	1	1	6	2		16
1	8	1	1	7	0		33
1	8	4	0	8	0		08

- B. ☒ Residential ..... Total number of dwelling units 45  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. Total Project acreage 115 Total lots 45 Smallest proposed lot .5

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Bros. Page 1108 Grid E 1&2  
Sugarbush Drive  
Project address Street  
North County Metro 92084  
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

BHA, Inc. Rod Bradley Date: 1-28-09  
Applicant's Signature: \_\_\_\_\_  
Address: 3115 Avenida Encinas, Suite L, Carlsbad, CA 92008 Phone: \_\_\_\_\_

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name BUENA S.D. Service area B 11.117 → 118

- A. ☒ Project is in the District.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and is not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.

- B. ☒ Facilities to serve the project ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: N/A  
☐ Project will not be served for the following reason(s): \_\_\_\_\_

- C. ☒ District conditions are attached. Number of sheets attached: 3  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.

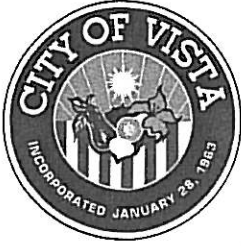
- D. ☒ How far will the pipeline(s) have to be extended to serve the project? ± 5400 LF

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

EXPIRES: 2-12-2010

for  
Authorized signature GREG MAYER for LAWRENCE D. PIERCE  
District Engineer (760) 726-1340 X1206 2/12/2010  
Print name Phone Date

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



# City of Vista

JOB FILE

MUFF File: Sugarbush-1362/ Cleveland Trails (TSM5295)

February 13, 2009

RECEIVED

FEB 24 2009

bHA, Inc.

Sugarbush LP  
P.O. Box 231639  
Encinitas, CA 92023  
Attn: Rod Bradley, applicant

Project: 1362 Sugarbush Drive/ Cleveland Trails  
County TSM-5295  
APN 181-162-05, -15, -16, 184-080-08, 181-170-33  
Proposed 47-Lot Residential Development in the County of SD  
Owner: Booker (Sugarbush LP)  
Sewer Basin B11.117→118  
Submitted to BSD: 2/2/2009  
Expiration Date: 2/12/2010

Subject: **BSD** – Conditions of Approval for Project Facility Availability

Dear Applicant:

This transmittal communicates the District's Engineering Requirements, Terms, Fees, and Conditions of Approval of the 'Project Facility Availability' form application (PFAF) for sewer services. The following conditions are to be met in order to be eligible for sewer services from the Buena Sanitation District (BSD). These conditions expire one year from the date of the PFAF approval. Nothing in these conditions shall be construed to diminish other state, regional, or local regulations and standards that may apply

1. Sewer Facilities Availability: The project site is within the Buena Sanitation District (BSD) service boundary (sewer basin B11). Public sewer facilities are available at the intersection of Buena Creek Road and Cleveland Trails per drawing number Buena-04 as shown on the Sewerage Master Plan and the Buena Sanitation Facility maps. Refer to the City of Vista/BSD improvement plans and CCTV Inspection logs for approximate location, depth, and condition of the existing public sewer mains – connection into a defective pipe will not be permitted
2. Capacity and Service Charges: Based on the current and proposed zoning, land use, and in compliance with *City of Vista Municipal Code sections 13.04.175 "Residential Equivalent Dwelling Units"*, the minimum estimated sewer capacity requirement for this development is 1.0 EDU per detached SFD unit (a total sewer capacity of 45 EDUs). The current sewer connection fees and

capacity charges may be obtained from the City's Development Services Division and are due and payable immediately prior to issuance of the building permit. Prorated sewer service charges are initially billed for the current fiscal year and thereafter collected on the property tax roll (*Ref. VMC 14.04.040 and 14.04.060(c)*)

3. Sewer Improvement Design and Construction: Sewer service is contingent upon the developer extending approximately 1,200 LF of 'off-site' public sewer main, and approximately 4,200 LF of 'on-site' sewer. In addition, provisions should be made on the design of the public sewer main for future extension of the sewer main to serve surrounding properties. Sewer alignment shall be along the center of the proposed roadways. The sewer pipe shall be designed with a minimum required slope and pipe cover for the proposed sewer main of 1.0% and seven feet, respectively. Design and construction of the sewer facilities shall comply with all local and regional standards, codes, and policies and procedures of the District. Public improvement plans shall be prepared by a California Registered Civil Engineer in accordance with City of Vista Design standards, subject to review and approval the approval of the City/District Engineer

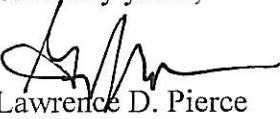
Note: The Tentative Map shows a 'preliminary' alignment of the proposed sewer main design. Therefore, the District Engineer reserves the right to determine precise location, alignment, geometrics, and accessibility of the proposed public sewer facilities and easements during formal plan review. Developer shall submit , sewer capacity analysis, hydraulic calculations, and any special design details required for creek crossings

4. Public Sewer Easements Dedication: 'On-site' and 'off-site' public sewer easement(s) are required to be acquired and dedicated at no cost to the District to accomplish the required public sewer extension, plus provide 24-hour all weather drivable access to all existing and proposed manholes. The granting of additional public sewer easements will be required in order for the District to serve other properties surrounding this development
5. Private Sewer Lateral Requirements: Each proposed parcel, lot, or building must front an 8-inch public sewer main, and must have a separate individual, gravity flow, 'private' sewer lateral connected perpendicularly into the public sewer main. Public construction standards apply within the public right of way. Long laterals or laterals within private easements are prohibited
6. Approvals/Signatures:
  - a. A 'Buena Sanitation District Conflict Review' signature block is required on all County Improvement and Grading Plans for the project and shall indicate: "**SEWER BASIN No. B11.117→118**"
  - b. A 'City of Vista Improvement Plan Approval' block is required on the cover sheet of all County Improvement plans
7. City of Vista Irrevocable Offer of Annexation (IOA) Contractual Agreement: a City of Vista 'Irrevocable Offer of Annexation (IOA) Contractual' Agreement document is required to be filed, executed, and recorded by the developer
8. Bonds, Securities, and Fees: Public sewer improvements must be separately bonded with the City of Vista-Buena Sanitation District. All other normal and customary fees shall apply, and are required to be paid during the plan check process, or prior to district issuance of a construction permit

9. Final Map Requirements: Prior to the district issuing a 'Signature Omission' letter, 'Project Facility Commitment' letter, and/or 'Letter of Compliance', the developer shall comply with the following requirements:
  - a. File, execute, and record all required 'on-site and 'off-site' public sewer access and easements,
  - b. File and execute a Development agreement,
  - c. Post Construction Bonds, and
  - d. Pay all required and pertinent fees and charges
10. Annexation Requirements: Developer is required to file, execute, and record an Irrevocable Offer of Annexation Contractual Agreement
11. Submittals Requirements: Applicant shall submit a complete application for sewer improvement plans in the City of Vista format over the Development Services counter for formal plan check processing. Digital plan submittal is required with plan review package and upon request (including improvement and grading plans, final map, and easements)
12. Post Construction Assessment of Sewer Facilities Requirements: All new and existing sewer facilities are required to be post-construction CCTV inspected prior to finish paving of the roads in conformance to 'City of Vista CCTV inspection' policy
13. Acceptance of These Requirements, Terms, Fees, and Conditions: Filing and/or approval of the subject 'Tentative Map' and/or formal submittal of improvement plans for review constitutes acceptance of these BSD's requirements, terms, and conditions of approval
14. For questions regarding these sanitation conditions of approval, please contact Tony Tirado, Jr. at (760) 726-1340, extension 1372. (e-mail: [ttirado@cityofvista.com](mailto:ttirado@cityofvista.com))

This letter is issued for planning purposes only, and is not a representation, expressed or implied, that the District will provide services at a future date. Commitment to provide sewer service is subject to compliance with District fees, charges, rules, regulations, and capacity availability at the time a developer/applicant applies for approval for 'Project Facility Commitment'

Sincerely yours,

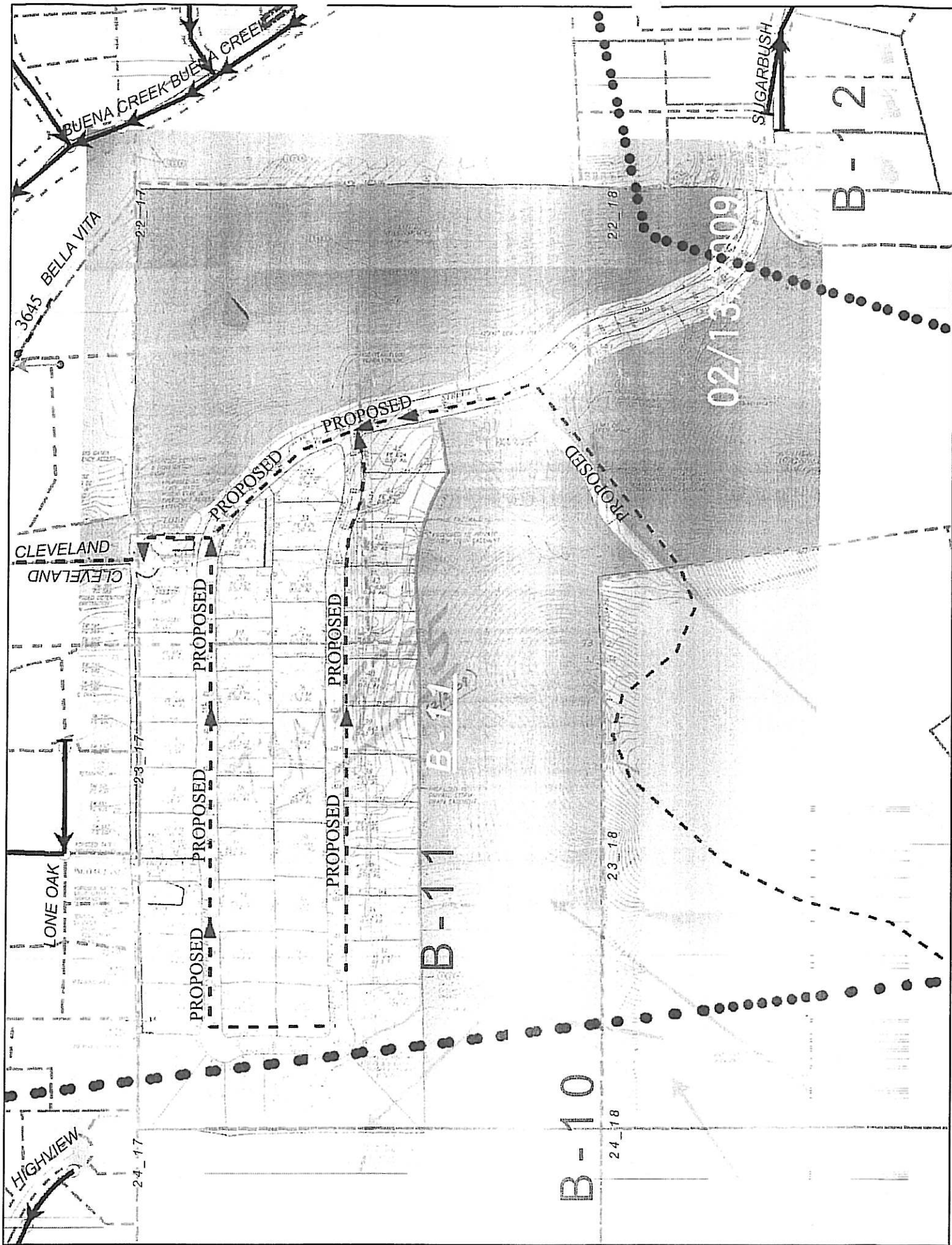
for 

Lawrence D. Pierce

Director of Engineering

City of Vista-Buena Sanitation District

c: Tony Tirado, Assistant Engineer  
Greg Mayer, Principal Engineer  
File





COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
5201 RUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1666  
(858) 565-5981 • (888) 267-8770

VUSD

DEC 12 2007

FAC. PLANNING

# PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

New Horizons etal (760) 744-2512  
Owner's Name Phone  
313 Solo Roble  
Owner's Mailing Address Street  
San Marcos CA 92078  
City State Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_  
TASK \_\_\_\_\_  
DATE \_\_\_\_\_  
ELEMENTARY \_\_\_\_\_  
HIGH SCHOOL \_\_\_\_\_  
UNIFIED \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

TO BE COMPLETED BY APPLICANT

## SECTION 1. PROJECT DESCRIPTION

### A. LEGISLATIVE ACT

- ☐ Rezones changing Use Regulations or Development Regulations  
☐ General Plan Amendment  
☐ Specific Plan  
☐ Specific Plan Amendment

### B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

- C. ☒ Residential ..... Total number of dwelling units 47  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

- D. ☒ Total Project acreage 115.5 Total number lots 47

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	8	1	1	6	2	0	5
1	8	1	1	6	2	1	5
1	8	1	1	6	2	1	6
1	8	1	1	7	0	3	3

7184-080-08

Thomas Bros. Page 1108 Grid E 1 & 2

1362 Sugarbush Drive

Project address Street

North County Metro 92089

Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 12/11/07

Address: 5115 Avenida Encinas Ste. L Carlsbad CA 92008 Phone: (760) 931-8700

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Vista Unified School District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: Hannalei Elementary miles 2.5

Junior/Middle: Rancho Minerva miles 2.4 High school: Rancho Buena Vista miles 4.8

- ☒ This project will result in the overcrowding of the ☐ elementary ☒ junior/school ☒ high school. (Check)  
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

- ☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the school district.

12/14/07

Authorized signature

Staff Secretary

Print title

Libby Cherry

Print name

760.726.2170 x2893

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

DPLU-399Sc (03/03)



COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
5201 RUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1666

(858) 565-5981 • (888) 267-8770

# PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

New Horizons etal (760) 744-2512

Owner's Name Phone

313 Solo Roble

Owner's Mailing Address Street

San Marcos CA 92078

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

AMT \$ \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

F

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	8	1	1	6	2	0	5
1	8	1	1	6	2	1	5
1	8	1	1	6	2	1	6
1	8	1	1	7	0	3	3

- B. ☒ Residential . . . . . Total number of dwelling units 47  
☐ Commercial . . . . . Gross floor area \_\_\_\_\_  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

4184-080-08

Thomas Bros. Page 1108 Grid E-1 & 2

1362 Sugarbush Drive

Project address Street

North County Metro 92089

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 12/11/07

Address: 5115 Avenida Encinas Ste. L Carlsbad CA, 92008 Phone: (760) 931-8700

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name VISTA FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project: VISTA FIRE STATION #2  
1050 VALLEY DRIVE, APPROX 3 miles distant

- A. ☒ Project is in the District and eligible for service.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.  
B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.  
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.  
C. ☒ District conditions are attached. Number of sheets attached: 4  
☐ District will submit conditions at a later date.

## SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.  
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Robert Emme, Assistant F.M. 760-726-1346 12/17/07  
Print name and title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



VISTA FIRE  
PROTECTION DISTRICT

August 11, 2008

County of San Diego  
Department of Planning & Land Use  
Project Processing Control Center  
5201 Ruffin Road, Suite B  
San Diego, CA. 92123-1666

& ✓ Mr. Rod Bradley, President  
**bha, Inc.**  
5115 Avenida Encinas, Suite L  
Carlsbad, California 92008-4387

RECEIVED  
AUG 12 2008  
bha, Inc.

**RE: Request of Agency Recommendation**  
**TM5295 RPL6**  
**APN: 184-080-08**  
**Address: Sugarbush & Buena Creek**  
**Vista, CA 92084**

To Whom It May Concern:

The Vista Fire Protection District has reviewed the above noted application for additional comments that might apply. Please find below a list of conditions that shall apply to this project. New or updated conditions are indicated where they apply.

**GENERAL:**

The above referenced project is entirely located within the jurisdictional boundaries of the Vista Fire Protection District (VFPD) and as such is subject to the requirements of VFPD ordinance, adopting the California Fire Code and all applicable statutes, regulations and standards of the Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Development Service Section of the Fire Prevention Bureau (760) 726-1340 extension 2046, for verification of current fire protection development requirements.

## FIRE DEPARTMENT CONDITIONS OF APPROVAL:

### VEGETATION MODIFICATION:

- The approved Fire Protection Plan prepared by Hunt Research Corporation has been amended to include the new proposed secondary access roadway.

### FIRE DEPARTMENT ACCESS:

- **Fire Access Roadways** - Private and public residential fire access roads which serve more than two (2) structures, lots or units shall provide a paved, all-weather surface with minimum paving width of twenty-four (24) feet and vertical clearance of thirteen feet and six inches (13'6"). Wider roadway widths may be required by the Department of Planning and Land Use.

All roads to be paved to Fire Department standards and shall support an imposed loading of ~~50,000~~ 75,000 pounds.

Roadway design feature (speed bumps, humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the access roadways.

Roadways shall be extended to within one hundred fifty (150) feet of all structures and shall give access to all portions of the exterior walls of the first story of any building within one hundred fifty (150) feet (wrap-around).

An approved turnaround shall be provided at the end of each roadway/driveway one hundred and fifty (150) feet or more in length. Turn radius in residential areas shall be no less than 36 feet.

The gradient of Fire Access Roadways shall not exceed 20%. Gradients over 14% shall be paved with 3 1/2" of concrete with a deep broom finish perpendicular to the direction of travel.

The first lift of paving must be installed prior to combustible construction materials, other than foundation forming lumber, being brought to the site. Complete paving is required prior to final occupancy approval.

- **Fire Lane Obstruction** - If automatic gates are proposed, then they are required to be equipped with Knox key switches and with sensors for detecting emergency vehicle strobe lights from any direction of approach. Strobe detection and key switches shall be provided on the interior and exterior of the gates.

All interior roadways are Fire Lanes. Fire Lanes shall not be obstructed by parked vehicles. The minimum required width of roadways in this project is twenty-four (24) feet. At that width no on street parking will be permitted. For parking on one side only o a roadway width of thirty-two

(32) feet is required. For parking on both sides of the street the roadway width shall be forty (40) feet. Streets that do not provide parking on both sides shall be signed as fire lanes per Fire Department standards.

- **Secondary Access** – The maximum length of dead-end roads in a project will parcels zoned for less than 1 acre and where all dwellings are protected by a residential fire sprinkler system is 1,200 feet. Secondary access is required for this project. The emergency access at *Cleveland Trail* is approved as to location.

*Secondary access required by the California Fire Code (CFC) shall be provided via a gated emergency access roadway connecting the project to Cleveland Trail. Ingress and egress over this roadway shall be restricted in an approved manner. Secondary access shall be provided prior to any vertical construction.*

- **Secondary Access Roadways** – Secondary access roadways must meet all conditions for Fire Access Roadways unless otherwise approved. *Cleveland Trail* shall be improved along the entire length as necessary to meet the requirements for a Fire Access Roadway.

*The proposed roadway extension to Lone Oak Lane that occurs on site shall remain a requirement for this project. That section of roadway shall be paved and gated with access limited to emergency vehicles. Additional improvements to Lone Oak Lane are not required.*

#### **FIRE PROTECTION WATER SYSTEM:**

- **Fire Hydrants** - Prior combustible construction materials delivery, other than foundation forming lumber, you shall provide a water/fire hydrant system with a water main capacity of 2,500 GPM. Available Fire flow at hydrants shall be 1500 GPM for 2-hour duration at 20 PSI residual operating pressure. The fire-flow shall be certified with the required fireflow called out on the water plans designed and stamped by the Civil Engineer. Acceptable type of fire hydrants shall be Jones model 3700 and/or Clow model 2050. The required fire hydrant spacing shall be no more than 650 feet apart.

*New: the water main capacity for new developments is 2,500 gpm with an available fire flow of 1500 gpm at all hydrants.*

*Fire hydrant installations consistent with the requirements of the approved Fire Protection Plan (FPP) and Vista Fire Department shall be provided. The specific number and location of hydrants shall as indicated in the FPP.*

#### **PREMISES IDENTIFICATION/ADDRESSING:**

- **Address Numbers**- The street address shall be posted with a minimum of four (4) inch three-dimensional numbers, visible from the street. Posted numbers shall contrast with their background and be legible from the street in accordance with the Uniform Fire Code. Where

building setbacks exceed one hundred (100) feet from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access. Lighted address numbers are highly recommended.

- **Street Signs** – Street name signs meeting County standards are required prior to final inspection. Temporary signs meeting the requirements of the Fire Department are required prior to framing and are to remain in place until permanent signs are installed.

#### **RESIDENTIAL (SINGLE FAMILY) SPRINKLER SYSTEMS:**

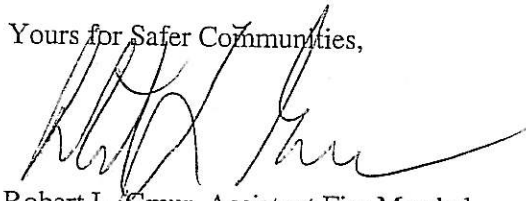
- Prior to Fire Department clearance for occupancy, an automatic life safety fire sprinkler system is required in all residences and attached structures. Systems shall comply with the current edition of NFPA Pamphlet #13D and VFPD standards/policies. A licensed C-16 Contractor shall design the fire protection system, and shall submit detailed plans and hydraulic calculations to the Vista Fire Prevention Bureau for approval prior to installation. Fees are required at the time of plan submittal.

#### **RESPONSE MAPS:**

- All new development is required to provide map updates in a format compatible with current department mapping services, and shall be charged a reasonable fee for updating all response maps. Map updates are required prior to any combustible construction. Contact the Fire Prevention Bureau for specific format information.

If you should have any questions or comments on the above listed items please do not hesitate to contact me immediately at (760) 726-1340 extension 2046.

Yours for Safer Communities,



Robert L. Gmur, Assistant Fire Marshal  
Vista Fire Department & Fire Protection District



VISTA FIRE  
PROTECTION DISTRICT

April 21, 2009

Mr. Rod Bradley  
**bha, Inc**  
5112 Avenida Encinas, Suite L  
Carlsbad, CA 92008-4387

**RE: TM 5295 RPL7 – SUGARBUSH**

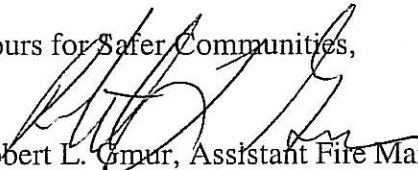
Dear Mr. Bradley:

I have reviewed your letter and the attached detail for Cleveland Trail road improvements dated April 14, 2009 (copy attached). It accurately summarizes our conversation related to the improvement of the Cleveland Trail crossing to Buena Creek Road.

Please accept this letter as confirmation that the Vista Fire Protection District will support the County of San Diego if they allow the crossing to remain in its current state.

If you should have any questions please don't hesitate to contact me.

Yours for Safer Communities,

  
Robert L. Gmur, Assistant Fire Marshal  
Vista Fire Department & Fire Protection District

Attachment: 1



COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
5201 RUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1666  
(858) 565-5981 • (888) 267-8770

# PROJECT FACILITY AVAILABILITY FORM

WATER

W

Please type or use pen

New Horizons etal (760) 744-2512

Owner's Name Phone

313 Solo Roble

Owner's Mailing Address Street

San Marcos CA 92078

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

AMT \$ \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	8	1
1	8	1
1	8	1
1	8	1

1	6	2
1	6	2
1	6	2
1	7	0

0	5
1	5
1	6
3	3

- B. ☒ Residential ..... Total number of dwelling units 47

☐ Commercial ..... Gross floor area \_\_\_\_\_

☐ Industrial ..... Gross floor area \_\_\_\_\_

☐ Other ..... Gross floor area \_\_\_\_\_

- C. ☒ Total Project acreage 15.5 Total number of lots 47

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

7184-680-08

Thomas Bros. Page 1108 Grid E 1 & 2

1362 Sugarbush Drive

Project address Street

North County Metro 92089

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and  
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 12/11/07

Address: 5115 Avenida Encinas Ste. L Carlsbad CA 92008 Phone: (760) 931-8700

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Vista Irrigation District Service area \_\_\_\_\_

- A. ☒ Project is in the district.  
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the district and is not within its Sphere of Influence boundary.  
☐ The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_. (Number of sheets) \_\_\_\_\_  
☐ Project will not be served for the following reason(s): \_\_\_\_\_
- C. ☒ District conditions are attached. Number of sheets attached: two  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: Al Ducusin Print name Al Ducusin

Print title Engineering Department Manager Phone (760) 597-3124 Date 12/27/07

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

DPLU-399W (02/07)



1391 Engineer Street • Vista, California 92081-8836

Phone (760) 597-3100 • Fax: (760) 598-8757

[www.vid-h2o.org](http://www.vid-h2o.org)

December 27, 2007

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road Ste B MS 0650  
San Diego CA 92123-1653

Owner New Horizons et al

LN 2007-077

Impact Statement X

TSM No. \_\_\_\_\_

TM No. 5295

PC No \_\_\_\_\_

SDP \_\_\_\_\_

Parcel No. 181-162-05, 15 and 16; 181-170-33;

184-080-08

#### Board of Directors

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*General Counsel*

**NOTICE:** This is a preliminary review of the project. Additional requirements may be imposed should conditions warrant. **This letter does not constitute a commitment for water service.** Commitments for water service are made by separate documents, such as accepted meter applications or executed construction contracts, or by separate letters of commitment. Water service will only be provided under the Rules and Regulations of the District, after all required fees have been paid and all District conditions have been satisfied. This letter is for informational purposes and intended for planning purposes only.

X Totally within the Vista Irrigation District.

X All Grading and Improvement plans are required to be submitted to District for review and approval.

\_\_\_\_\_ All or a portion of the project is not within the boundaries of the Vista Irrigation District. The land not within the Vista Irrigation District is not eligible for water service from the District.  
\_\_\_\_\_ should be contacted for water service availability.

X One or more of the following requirements apply in order for the District to supply water to this project:

- A public water line extension
- Installation of a reduced pressure detector assembly (RPDA) to serve your private system
- Installation of water facilities off existing District Water lines(s)
- All lots being created must be adjacent to a public water main and served through individual water meter(s) and/or RPDA(s).

X A Specific Easement (ref. Vista Irrigation District Standard Drawing 5-1) is necessary for:  
X public water line extension \_\_\_\_\_ existing water line. In addition, the District may require easements through the property for future extensions. If any off-site easements are needed, the owner of the property is responsible for obtaining them and for the expenses that may be incurred.

X District Blanket Easement No. 76 encumbers APN 181-170-33 only. (Owners shall not erect, construct or permit to be erected or constructed any buildings, walls, fences, streets or any other improvements, including but not limited to trees, shrubs or other landscape improvements within the limits of said right of way without the written consent of Vista Irrigation District.)

\_\_\_\_\_ An existing District water line crosses or is adjacent to the land being developed (see-attached plat) and should be shown on the final map. These water lines may need to be replaced or relocated due to the grading operations or project configuration.

X The Parcel does not have water rights and must establish full water rights before water service is provided. To establish water rights over the project may require fees and will require the preparation of the water rights documents, which are to be signed by the owner.

\_\_\_\_\_ An off-site meter is being created by this minor/major subdivision and is subject to further rules and regulations.

*A public agency serving the city of Vista and portions of San Marcos, Escondido, Oceanside and San Diego County*

Page 2

- \_\_\_\_\_ Service is being provided via (an) existing water meter(s). However, additional meters or water facilities may be needed.
- X   This project is subject to payment of the District's Capacity Fee as well as the San Diego County Water Authority's Capacity Charge at the time application is made for water service.
- X   In order to provide fire protection reliability and minimize water quality concerns, this project may require more than one connection to the District's system in order to create a loop.
- X   A complete hydraulic analysis and design study will be required to determine available domestic service pressures, fire flow availability, on-site and/or off-site system improvements required to serve the project. The owner is to contact the District's Engineering Department to make arrangements for the study.
- X   When the required fire flow amount and fire hydrant locations are known, the developer and his engineer must meet with District staff to discuss water service to the site.
- \_\_\_\_\_ Irrigation system(s) shall be designed and constructed per the "Rules and Regulations for the Use of Reclaimed Water Within the Vista Irrigation District."
- X   If the owner of this residential development desires to construct it in phases, he is required to request it in writing before or at the time the improvement plans are submitted to the District for plan checking. The owner must also get written approval from the City of Vista Building Department.
- X   The District's water system design criteria requires that a **minimum residual** pressure of 30 psi during peak hour conditions be provided **at each water meter** required for the project. Additionally, required fire flows for the project must maintain a minimum of 20 psi during maximum day conditions. The District has a 6" size water line in Lone Oak Road with a maximum hydraulic gradient of 837 and an 8" size water line in Sugarbush Drive with a **maximum hydraulic gradient of 984** feet. The owner should contact the Fire Agency having jurisdiction over this project to obtain fire flow requirements and fire control facilities needed to serve the project.
- X   In-lieu Annexation Fees must be paid before water service is established for APNs 181-162-15, 181-162-16, and 184-080-08. The current fee is \$5,766.00 per gross acre.

Meters serving commercial or industrial zoned lands are required to have an approved District backflow device. If fire hydrants are required which are not adjacent to any District water lines or which are adjacent to undersized water lines, a water line extension may be required which may also require specific easements.

If you have any questions, please contact us at (760) 597-3116.

Sincerely,



Al Ducusin  
Engineering Department Manager

AD/ga

cc: New Horizons et al